

1 BILL NO. R-84-2-26

2 DECLARATORY RESOLUTION NO. R-2484

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 January 6, 1984, to have the following described property  
7 designated and declared an "Economic Revitalization Area" under  
8 Division 6, Article II, Chapter 2 of the Municipal Code of the  
9 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-  
10 12.1., to-wit:

11 Lots 3, 4, 11, 15, 8, 12 and 16 in  
12 Woodland Heights Addition except  
13 that part of Lots 4, 8, 12 and 16  
appropriated for street and highway  
purposes, to the City of Fort Wayne.

14 A tract of land in the East half of  
15 the Southeast Quarter of the North-  
west Quarter of Section 8, Township  
16 30 North, Range 13 East in the City  
of Fort Wayne, Allen County, Indiana,  
more particularly described as follows:

17 Beginning at the Southeast corner of  
18 Lot No. 4 in Woodland Heights, an Addi-  
19 tion to the City of Fort Wayne, thence  
west along the south line of Lots 4  
20 and 3 in said Woodland Heights, to the  
southwest corner of said Lot 3, thence  
21 on the west line of said lot 3 ex-  
tended due south to the north line of  
22 New Haven Avenue, thence east on the  
north line of said New Haven Avenue  
23 to a point due south of the southeast  
corner of said lot 4 Woodland Heights,  
24 thence North to the place of beginning,  
except therefrom that part thereof  
25 appropriated for highway and street  
purposes;

26 said property more commonly known as 3927 New Haven Ave., Fort  
27 Wayne, Indiana, 46803;

28 WHEREAS, it appears that said petition should be pro-  
29 cessed to final determination in accordance with the provisions  
30 of said Division 6.

31 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
32 THE CITY OF FORT WAYNE, INDIANA:



1 Page Two

2  
3 SECTION 1. That, subject to the requirements of Section  
4 4, below, the property hereinabove described is hereby designated  
5 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
6 12.1. Said designation shall begin upon the effective date of  
7 the Confirming Resolution referred to in Section 3 of this Resolu-  
8 tion and shall continue for one (1) year thereafter. Said desig-  
9 nation shall terminate at the end of that one-year period.

10 SECTION 2. That upon adoption of this Resolution:

11 (a) Said Resolution shall be filed with the Allen  
12 County Assessor;

13 (b) Said Resolution shall be referred to the Committee  
14 on Finance and shall also be referred to the De-  
15 partment of Economic Development requesting a re-  
16 commendation from said department concerning the  
17 advisability of designating the above designated  
18 area an "Economic Revitalization Area";

19 (c) Common Council shall publish notice in accordance  
20 with I.C. 5-3-1 of the adoption and substance of  
21 this Resolution and setting this designation as an  
22 "Economic Revitalization Area" for public hearing;

23 (d) If this Resolution involves an area that has al-  
24 ready been designated an allocation area under  
25 I.C. 36-7-14-39, then the Resolution shall be re-  
26 ferred to the Fort Wayne Redevelopment Commission  
27 and said designation as an "Economic Revitalization  
28 Area" shall not be finally approved unless said  
29 Commission adopts a resolution approving the peti-  
30 tion.

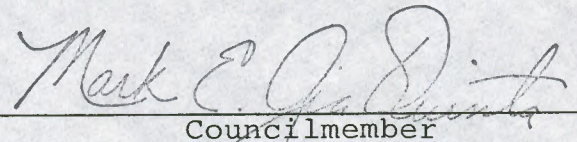
31 SECTION 2. That this Resolution shall be subject to  
32 being confirmed, modified and confirmed or rescinded after public



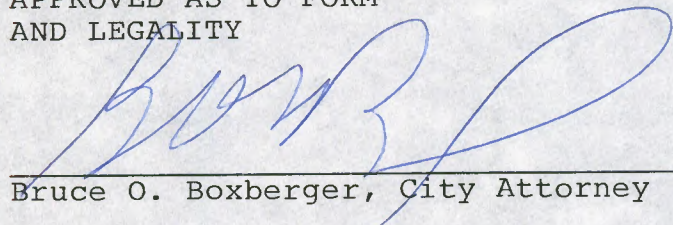
Page Three

hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
Bruce O. Boxberger, City Attorney



Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.S.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Stier, and duly adopted, placed on its passage. PASSED ~~(LOST)~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	_____	_____	_____	_____	_____

DATE: 2-14-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) \_\_\_\_\_ (APPROPRIATION) \_\_\_\_\_ (GENERAL) \_\_\_\_\_

(SPECIAL) \_\_\_\_\_ (ZONING MAP) \_\_\_\_\_ ORDINANCE (RESOLUTION) NO. B-2484  
on the 14th day of February, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Ray A. E. E. E.  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th day of February, 1984, at the hour of 2:00 o'clock P. .M., E.S.T.

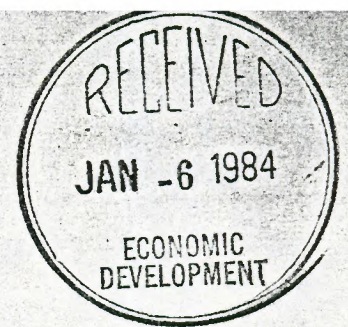
Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 21st day of February, 1983, at the hour of 1 o'clock P. .M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-NEW MANUFACTURING EQUIPMENT-



This application is to be completed and signed by the owner of the property where the installation of new manufacturing equipment is to occur. The Common Council of the City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant JACK O'NEIL GLASS SERVICES, INC.
2. Owner(s) Jack O'Neil
3. Address of Owner(s) 3927 New Haven Ave.  
P.O. Box 10358  
Fort Wayne, Indiana 46851
4. Telephone Number of Owner(s) (219) 423-2477
5. Relationship of Applicant to Owner(s) if any \_\_\_\_\_
6. Address of Applicant 3927 New Haven Ave.  
P.O. Box 10358  
Fort Wayne, Indiana 46851
7. Telephone number of Applicant (219) 423-2477
8. Address of Property Seeking Designation 3927 New Haven Ave.  
Fort Wayne, Indiana 46851
9. Legal Description of Property Proposed for Designation (may be attached) \_\_\_\_\_  
See attached copy of warranty deed  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



10. Township Wayne
11. Taxing District Fort Wayne - Wayne
12. Current Zoning B 3 B General Business
13. Variance Granted (if any) \_\_\_\_\_
14. Current Use of Property
- a. How is property presently used? Cutting and installation of glass  
products; warehouse
- b. What is the condition of any structures on property? Good
15. Current Assessed Value of Machinery Equipment to be installed on the  
Real Estate 20,000 (60,000 ÷ 3)
16. Amount of Personal Property Taxes Owed During the Immediate Past Year  
\$ 4,706
17. Description of New Manufacturing Equipment to be installed on the Real  
Estate Glass cutting, polishing and edging equipment
18. Development Time Frame
- a. When will installation begin of the new manufacturing equipment?  
February, 1984
- b. When is installation expected to be completed? June, 1984
19. Cost of new manufacturing equipment? \$ 60,000



20. Has "new" manufacturing equipment ever been utilized in the State of Indiana prior to this project? \_\_\_\_\_ Yes \_\_\_\_\_ x No

21. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be created as a result of the installation of this new manufacturing equipment? \_\_\_\_\_ Two

b. What is the nature of those jobs? Cutting, edging and polishing glass

c. Anticipated time frame for reaching employment level stated above?

1 year

22. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

23. Undesirability for Normal Development

What evidence can be provided that the property on which the new manufacturing equipment will be installed "has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Depression of East End Industries; International Harvester pull-out

Megawatt moved out, North American Van moved away, also Zallman and wire companies have reduced employees.



24. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Provide employment

25. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. \_\_\_\_\_

26. Zoning Restrictions

Will the installation of this equipment require a rezoning, variance, or other approval?        Yes   X   No

27. Financing on Project

What is the status of financing connected with this project?

Current operating capital of Company



I hereby certify that the information and representation on this Application are true and complete.

Jack O'Neil  
Signature(s) of Owners

1/5/84  
Date

Information Below to be filled in by Department of Economic Development:

Date Application Received: \_\_\_\_\_

Date Equipment to be installed: \_\_\_\_\_

Date Application Forwarded to Law Dept: \_\_\_\_\_

Date of Legal Notice Publication: \_\_\_\_\_

Date of Public Hearing \_\_\_\_\_

Approved or Denied? Date: \_\_\_\_\_

Allocation Area: \_\_\_\_\_



4120 New Haven Ave

71 23441

71 DEC 2 AM 11 17  
ALLEN COUNTY RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT, DUDLEY WEST and ELLEN QUINN RICE  
WEST, formerly ELLEN QUINN RICE, husband and wife, of <sup>Fayette</sup> Lexington  
each over the age of 21 years,  
County in the State of Kentucky, /CONVEY AND WARRANT to JACK  
O'NEIL'S GLASS SERVICE, Inc. /of Allen County in the State of Indiana,  
for and in consideration of One Dollar (\$1.00) and other valuable  
consideration, the receipt whereof is hereby acknowledged, the  
following Real Estate in Allen County in the State of Indiana,  
to wit:

Lots 3, 4, 7, 11, 15, 8, 12 and 16 in Woodland Heights  
Addition except that part of Lots 4, 8, 12 and 16 appro-  
priated for street and highway purposes, to the City of  
Fort Wayne.

A tract of land in the East half of the Southeast Quarter  
of the Northwest Quarter of Section 8, Township 30 North,  
Range 13 East in the City of Fort Wayne, Allen County,  
Indiana, more particularly described as follows:

Beginning at the Southeast corner of Lot No. 4 in Woodland  
Heights, an Addition to the City of Fort Wayne, thence  
west along the south line of Lots 4 and 3 in said Woodland  
Heights, to the southwest corner of said Lot 3, thence on  
the west line of said lot 3 extended due south to the north  
line of New Haven Avenue, thence east on the north line of  
said New Haven Avenue to a point due south of the southeast  
corner of said lot 4 Woodland Heights, thence North to the  
place of beginning, except therefrom that part thereof  
appropriated for highway and street purposes.

Subject to the 1971 taxes due and payable in 1972, and  
all subsequent taxes.

Subject to all assessments, encumbrances, restrictions  
and easements of record and to all visible easements  
not of record.

Dated this 8 day of Nov., 1971.

DULY ENTERED FOR TAXATION

DEC - 2 1971

*Dorothy E. Rorer*  
AUDITOR OF ALLEN COUNTY

*Dudley West*  
Dudley West

*Ellen Quinn Rice West*  
Ellen Quinn Rice West

Instrument E 7997



No. 15 JANUARY 6 1984

Received from JACK O'NEIL GLASS SERVICE

Fifty and  $\frac{00}{100}$  100 Dollars

TAX ABATEMENT APPLICATION FEE

\$ 50<sup>00</sup>

James D. Pelt

INDIANA BANK  
AND TRUST CO.  
FORT WAYNE, INDIANA 46801



JACK O'NEIL GLASS SERVICE, INC.  
COLISEUM BLVD. AT NEW HAVEN AVE.  
FORT WAYNE, INDIANA 46803

7188

71-34  
749

1-5 1984

OK O'NEIL'S  
GLASS SERVICE, INC.

50 DOLS 00 CTS DOLLARS \$50.00

PAY  
TO THE  
ORDER  
OF

City of Ft. Wayne  
Dept. of Economic Development

THIS CHECK IS DELIVERED FOR PAYMENT  
ON THE FOLLOWING ACCOUNTS.


JACK O'NEIL GLASS SERVICE, INC.

Jack O'Neil

⑈007188⑈ ⑆074900343⑆ 48⑈3 112 326⑈

DELUXE CHECK PRINTERS WBY





# The City of Fort Wayne

February 2, 1984

Mark GiaQuinta, Chairman of Finance  
Fort Wayne Common Council  
One Main Street  
Fort Wayne, IN 46802

Re: Tax Abatement Application For Jack O'Neil Glass Services,  
Inc.

Dear Mr. GiaQuinta:

On January 6, 1984, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 3927 New Haven Ave. as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

## Action

The Department of Economic Development conducted a staff review of the project on January 20, 1984. A formal review of the site and an interview with Mr. Jack O'Neil was conducted.

## Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"SEE ATTACHED"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.



Mark GiaQuinta  
February 2, 1984  
Page 2

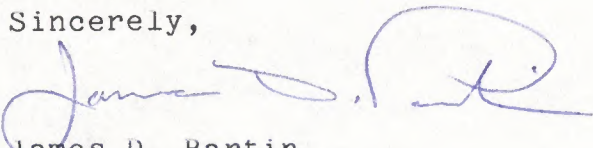
Rationale

The above stated recommendation is based upon the following rationale:

1. Lack of development
2. Cessation of Growth
3. Neighborhood conservation and stabilization
4. Improvement of physical appearance of the city
5. Increase in employment by 2 jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



James D. Partin  
Business Planning Specialist  
Department of Economic Development

hjk



6579

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q-84-02-26

DEPARTMENT REQUESTING ORDINANCE Economic Development Department

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1.

(Commonly known as 3927 New Haven Ave., Fort Wayne, Indiana; Jack O'Neil  
Glass Services, Inc.)

EFFECT OF PASSAGE New equipment will be added to this company which is  
in a depressed east end industrial area.

EFFECT OF NON-PASSAGE Opposite of the above.

AMOUNT INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$60,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_